

**PROJECT NARRATIVE****Preliminary Plat  
Parcels 5.9b and 5.9c**

This application request Development Review Board approval for a preliminary plat for 39 units within Parcels 5.9b and 5.9c within DC Ranch. All homes proposed will be subject to design approval by the DC Ranch Covenant Commission in order to ensure conformance with the recorded covenants and restrictions.

Access will be from 102<sup>nd</sup> Street. Parcels 5.9b and 5.9c are zoned R4-R. The site has been planned to protect the native vegetation and washes and to maximize viewsheds. Streets will be designed and constructed in accordance with the development standards for DC Ranch.

**R-4R Zoning District Development Standards**

Parcels 5.9a, 5.9b, 5.9c, 5.10, 5.11, and 5.12 constitute a single "Site" for purposes of development, as set forth on the attached letter dated September 26, 2002. Therefore, the boundaries of the overall Site are used for applying the amended development standards to any one parcel within the Site.

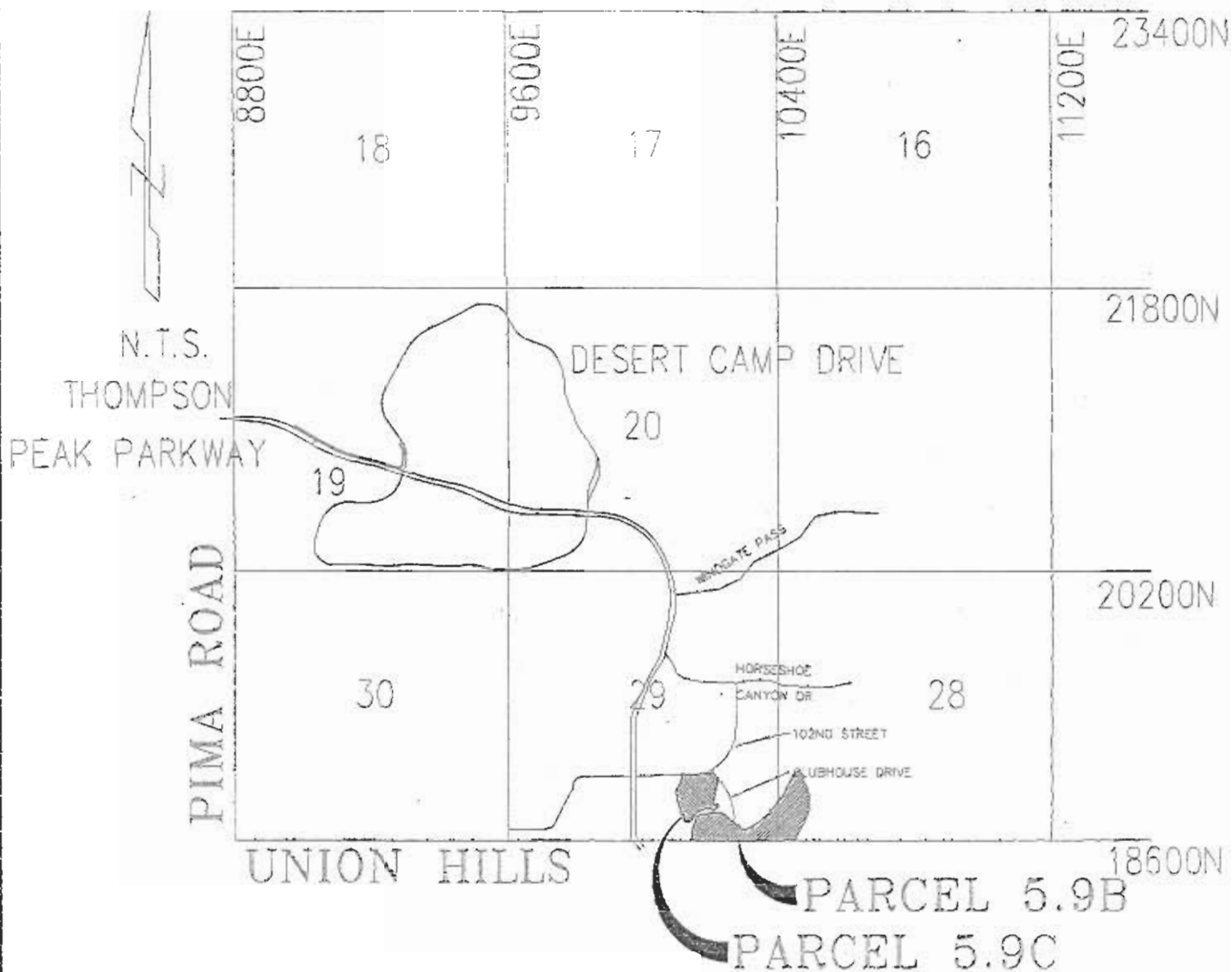
**Setbacks**

As set forth above, setbacks are measured from the boundary of the Site rather than an individual parcel boundary.


**Architectural Style**

The Silverleaf Golf Villas are designed to compliment the architecture of the adjacent Silverleaf Clubhouse. The Architecture is patterned after the Rural Mediterranean Style that is described in the Silverleaf Design guidelines.

Rural Mediterranean Architecture is typified by simple rectilinear forms that are often arranged asymmetrically. Stone piers, Genoie eave detailing and the use of wood headers and robels further reinforce the simple yet elegant character of this style.



6-PP-2003  
12-12-03

PROJECT NO	SITE LOCATION MAP	SCALE (H): NTS
802 0300 1A/2	DC RANCH PARCELS 5.9 B AND C	SCALE (V): N/A
SHEET		DRAWN: MTP
1		DESIGN: MTP
OF 1		CHECKED: MB
	 <b>PRIMAS AND ASSOCIATES</b> CONSULTING ENGINEERS 15210 N. SCOTTSDALE ROAD STE 280 TEL: (480) 598-5110 SCOTTSDALE, AZ 85254 FAX: (480) 598-5115	DATE: 09/04/03

